



Code Interpretation 2007 - 02

Code Effective Date: January 1, 2003

Source Document: 19NYCRR 1221 - Building Code of New York State

Background: A "Type B" accessible dwelling unit in an R-2 occupancy is provided with one "Type A" accessible bathroom in accordance with Building Code of New York State (BCNYS) section 1107.6.2.2.1 and provided with maneuvering clearances at the bathroom door in accordance with BCNYS 1107.6.2.2.2.

Question: If a second bathroom is provided, is it required to be "Type B" accessible?

Interpretation:

YES. The entire sleeping unit or dwelling unit is required by section 1107.6.2.2 to be "Type B" accessible in accordance with ICC/ANSI A117.1 (1998). Chapter 10 of this standard contains technical criteria for Type A dwelling units, accessible in accordance with AADAG, and for Type B dwelling units, accessible in accordance with the federal Fair Housing Act. Section 1107.6.2.2.1 requires at least one toilet or bathing facility is required to be in accordance with ICC/ANSI A117.1 section 1002.11, which is a requirement for "Type A" units. Additional toilet rooms and bathrooms are required to be "Type B" accessible in accordance with the requirements of ICC/A117.1, section 1003.11.

Additionally, the maneuvering clearances at the primary entrance and all other doors within the dwelling unit or sleeping room which are meant for user passage, including the second toilet room or bathing facility are required by BCNYS section 1107.2.2.2. to be accessible in accordance with section 404.2.4 of ICC/ANSI A117.1.

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